

## Accommodation

### Ground Floor

#### Entrance Lobby

with part glazed upvc entrance door and side panels

#### Hallway

Built in cloaks cupboard, central heating radiator

Lounge (front) 17' 0" x 12' 3" plus upvc double glazed bay window (5.18m x 3.73m)

central heating radiator, TV point, coving to ceiling, door to:-

Dining Room (rear) 13' 7" x 12' 0" (4.14m x 3.65m)

wood effect laminate flooring, central heating radiator, coving to ceiling, upvc double glazed sliding patio doors onto the conservatory, staircase to the first floor.

Kitchen (rear) 12' 0" x 8' 4" (3.65m x 2.54m)

comprehensively fitted with recently installed grey gloss wall, floor and drawer units incorporating a belfast sink with mixer tap, integrated dishwasher, solid wood worktops, gas cooker point, ceramic tiling above worktops, recessed downlighters to the vinyl panelled ceiling, upvc double glazed window and door to the rear garden.

Conservatory (rear) 12' 7" x 9' 0" (3.83m x 2.74m)

upv double glazed windows and roof, wall light fitting, door to:-

#### Ground Floor w.c.

fitted with a low level w.c. and wash hand basin, central heating radiator, upvc double glazed window

Utility Room (rear) 9' 6" x 7' 0" (2.89m x 2.13m)

plumbed for automatic washing machine, central heating radiator, upvc double glazed window, recessed downlighters to ceiling, door to garage

### First Floor

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.

#### Stairs to the First Floor Landing

access to a part boarded loft space via a fitted ladder.

Cupboard housing the gas central heating boiler

Bedroom One (rear) 10' 8" x 10' 2" (3.25m x 3.10m)

double built in wardrobe with mirrored sliding doors, central heating radiator, upvc double glazed window, TV point. A large built in cupboard has been converted to provide an en-suite shower cubicle.

Bedroom Two (rear) 14' 1" x 8' 5" (4.29m x 2.56m)

double built in wardrobe, wood effect laminate flooring, central heating radiator, upvc double glazed window

Bedroom Three (front) 11' 10" x 7' 10" (3.60m x 2.39m)

wood effect laminate flooring, fitted wardrobes, dressing table and drawer units, central heating radiator, upvc double glazed window

Bedroom Four (front) 10' 2" x 7' 9" (3.10m x 2.36m)

wood effect laminate flooring, central heating radiator, upvc double glazed window

#### Bathroom/w.c.

fitted with a three piece white suite of a shaped spa bath with electric shower and glazed screen, low level w.c., wash hand basin set in a vanity unit, heated towel rail, tiled floor and walls, upvc double glazed window.

#### External

an enclosed lawned garden to the front with driveway for additional car parking leading to a substantial double garage 19'5 x 16'6 with electric roller shutter door. An enclosed mainly paved patio garden to the rear with extensive and panoramic views to the south over Killingworth lake.

#### Tenure

LJ Lucas James

Estate Agents Surveyors Lettings



Bolam Road  
Killingworth, NE12 6YH

OIEO: £295,000

Zoopla



PrimeLocation

Killingworth Office  
2-3 The Killingworth Centre  
Killingworth  
Tyne & Wear  
NE12 6YT  
Tel: 0191 268 9000  
killingworth@lucasjamesestateagents.co.uk

LJ Lucas James  
Estate Agents Surveyors Lettings

Killingworth Office, 2-3 The Killingworth Centre, Killingworth, Tyne & Wear, NE12 6YT  
Tel: 0191 268 9000 email: killingworth@lucasjamesestateagents.co.uk

www.lucasjamesestateagents.co.uk



Spacious Link Detached House

Four Generous Bedrooms

Recently Refitted Kitchen

Conservatory to the Rear

Large Double Garage

Extensive Southerly Aspect over the Lake



We are delighted to offer for sale and strongly recommend viewing of this extremely rare addition to the market. Occupying a delightful and enviable position on the popular Lakeshore development this link detached family house enjoys extensive southerly aspect over the lake itself. There is easy access to an excellent range of amenities within Killingworth including the shopping centre, schools serving all age groups, public transport and road links to nearby centres. The accommodation briefly comprises an entrance lobby and hallway, a generous lounge to the front with a large bay window, a separate dining room opening onto a pleasant conservatory, a recently refitted kitchen, ground floor w.c. and useful utility room. To the first floor there are four large bedrooms, a shower cubicle has been fitted en suite to the main bedroom and there is a combined family bathroom/w.c. Externally the property has a lawned garden to the front with a driveway for additional car parking providing access to a large double garage. The rear garden is mainly paved and

